

Vale of White Horse Local Plan (Part 2) 2011-2031

Examination Hearings

Statement by Oxfordshire County Council

Matter 8

Housing land supply, viability, delivery and monitoring

Wednesday 5 September 2018

Questions:

8.1 Do the provisions of the LPP2 make the necessary contribution towards a five year supply of deliverable housing sites against the stated housing requirement for the District as a whole and the Science Vale ring fence area?

8.2 Do the provisions of the LPP2 make the necessary contribution towards meeting the stated housing requirement for the District as a whole and the Science Vale ring fence area over the full plan period to 2031?

8.3 Are the figures for completions and known commitments (both overall and in each sub-area) accurate? Should any allowance be made for the non-implementation of commitments?

8.4 Is the revised calculation for windfall sites in the LPP2 (both overall and in each subarea) compared to the LPP1 supported by proportionate evidence and consistent with national policy?

8.5 Has the cumulative impact of the policies and standards of the LPP1 and LPP2 together with nationally required standards on the viability of development been appropriately assessed? Would these put the implementation of the plan at risk and would they facilitate development throughout the economic cycle?

8.6 Do LPP2 Core Policy 47a and the monitoring framework in Appendix N provide a sound basis for monitoring implementation of the LPP2 and for the necessary action to be taken should the LPP2 not be delivered as envisaged?

Response

1. Question 8.5. The County Council is concerned to ensure that infrastructure, particularly transport and education infrastructure, is provided to support development. Our Regulation 19 response raises concerns about whether the necessary infrastructure has been identified and whether it can be funded (e.g. paragraphs 1-7 and issue 1). The District Council updated its Infrastructure Delivery Plan (IDP) in February 2018 but, although improved on the previous, the County Council has concerns that this still does not accurately identify the infrastructure requirements nor how the infrastructure will be funded. At the time of writing the County Council and VOWHDC are preparing Statements of Common Ground and there is agreement that there is a way forward which involves further partnership working. For example, it is now understood that VOWHDC intends to review its CIL Charging Schedule and Regulation 123 list so that LPP2 sites are recognised and more infrastructure will be funded through S106 agreements on development. It is recognised that there is a risk to implementation of the plan as it may be the case that the County Council could object to planning applications where agreement cannot be reached with developers on either timing in relation to planned infrastructure or necessary contributions in respect of providing the infrastructure.

2. Oxfordshire County Council is seeking to attend the hearing should the Inspector have any queries to direct to the County Council in respect of the Matter 8 questions.